

Accelerated Permit Modernization Initiative

Legislative Testimony Housing Environment - 1/13/2026

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History of Permit Modernization in VT

- Early 2010s: Nationwide focus on permitting processes
- 2011-2013: LEAN process improvement investments
- 2017-2019: VT work to digitize and streamline permitting
- Pause for COVID and Floods
- Executive Order reinvigorated permit modernization, focused on housing.

Executive Order 06-25

To promote housing construction and rehabilitation by improving permitting processes, coordination, and efficiency across agencies.

Key Directives Related to Housing Development

- Prioritize housing developments in permitting review.
- Conduct concurrent (not sequential) reviews wherever possible.
- Reduce total discretionary review time by up to 50%.
- Streamline duplicative or overlapping permitting requirements.
- Deliver faster, predictable outcomes that support Vermont's housing supply goals.

The Multidisciplinary Taskforce

- Series of workshops
 - Current problem areas
 - Opportunities for improved coordination and data sharing
 - Proposals for systemic improvements

Participating Agencies and Departments

Agency of Commerce and Community Development

Agency of Natural Resources

Department of Public Safety, Division of Fire Safety

Land Use Review Board

Agency of Transportation

Agency of Agriculture Food & Markets

Agency of Digital Services

Agency of Administration

Our Vision

Aligned

Permits for a single project have similar priority & coherent requirements across agencies.

Predictable

Clear timelines, required permits, and sequence of touchpoints applicants can navigate with confidence.

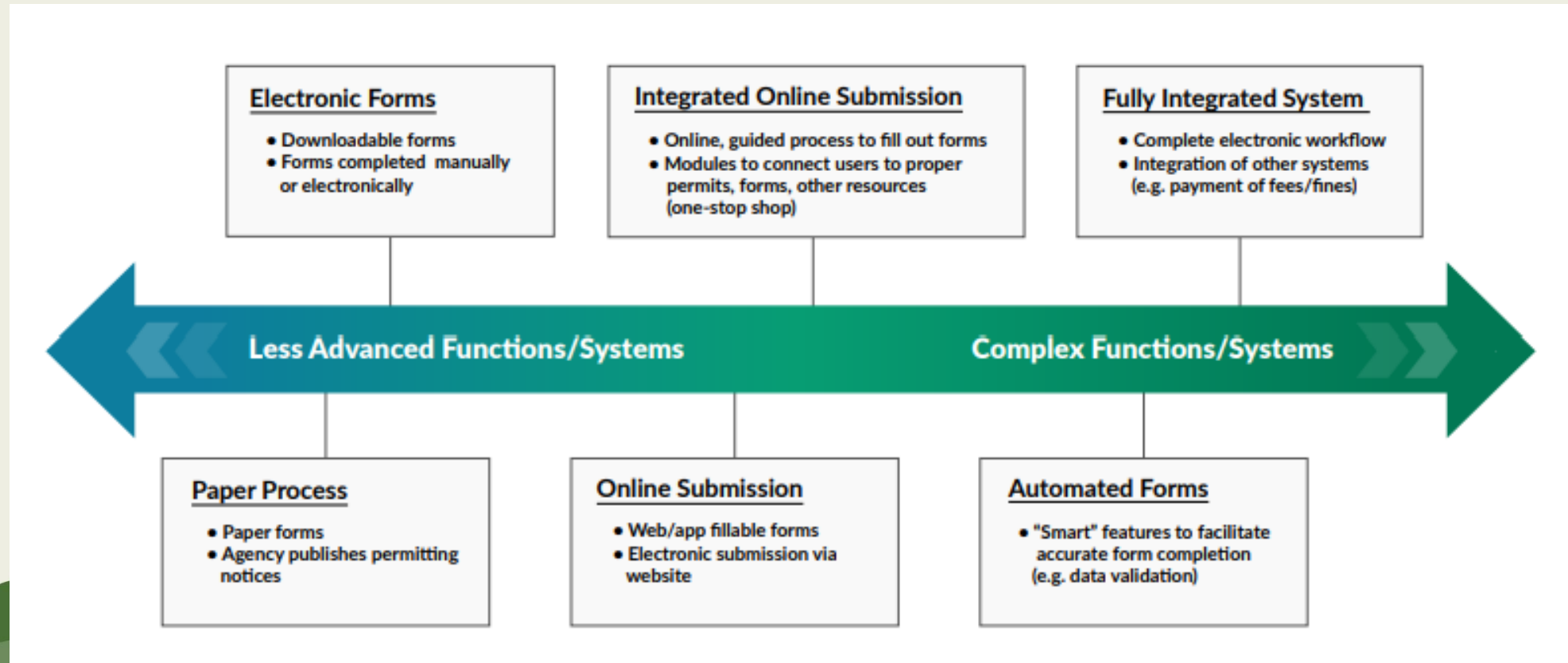
Transparent

Real-time visibility into permit status, estimated completion, and information requirements.

Streamlined

Information provided once, shared across agencies, with automated approvals for standard mitigations.

A spectrum of modernization



Permitting as an Aligned Program



Permitting is one of several ways we mitigate and balance risks and impacts in housing projects.

- Vermonters need a clean, healthy environment.
- Communities need sustainable growth.
- Builders need a clear pathway for home construction approvals.

Preliminary Recommendations

Shared Data & Intake

Develop common project identifiers and lightweight information-sharing system. Use AI to analyze past applications and identify permit patterns.

Active Project Assessment

Categorize in-pipeline projects as Basic, Moderate, or Complex. Establish baselines and capture unit counts.

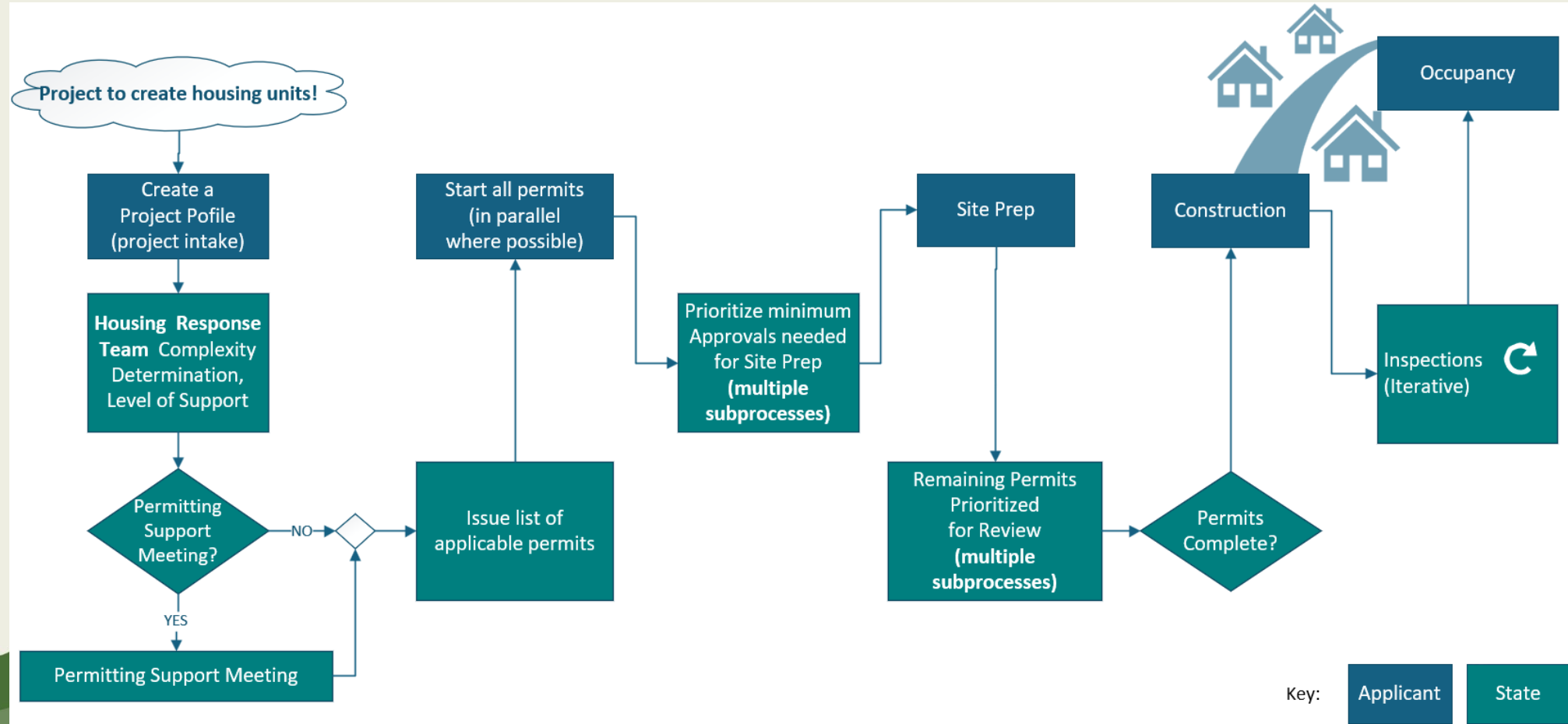
Process Review and Prioritization

Track bottlenecks, prioritize housing permits, develop targets for each permit process, and examine fee structures.

Cross Agency Coordination

Establish pre-application meetings and develop applicant fact sheets. Foster buy-in with external stakeholders.

Housing Project Intake Proposed Model



Proposed Multi Phase Roadmap



1

Foundation and Alignment

- Establish predictability and coordination for current projects
- Pilot Shared Intake and Internal Permit Dashboard connecting State Databases

2

Design

- Build continuous improvement structures and design the future systems
- Evolve Shared Intake into Permit Portal, track process improvements

3

Implementation

Agency of Digital Services: Data Lake House & Tech

- In December 2025 ADS completed the foundational infrastructure for our next generation data and analytics platform.
- Data Lake: rapid data ingestion and low-cost storage
- Data Warehouse: data integration and complex analytics
- Combining these capabilities creates a “Data Lakehouse”

Agency of Digital Services: Data Governance

- Our newly-formed ADS Data Privacy and Governance Team balances two focuses:

Maximizing the value of data we
collect and steward

Protecting the privacy and security
of data

- Currently rolling out governance pilots and scaling them.

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Discussion